

# \$569,000 - 15705 86 Avenue, Edmonton

MLS® #E4447697

**\$569,000**

5 Bedroom, 2.00 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Lynnwood, Edmonton, AB

Welcome to Lynnwood â€” a highly sought-after West Edmonton community celebrated for its generous lot sizes, mature trees, and quiet, family-friendly charm. This beautifully renovated bungalow offers over 2,000 sq. ft. of finished living space designed for comfort and functionality. The main floor features three spacious bedrooms, two inviting living areas, and a bright, modern layout. Downstairs, the fully finished basement includes two additional bedrooms, a full bathroom, and a large rec room perfect for entertaining or relaxing. Situated on a massive 600mÂ²+ lot, the backyard offers plenty of room for outdoor enjoyment, including space to park two RVs alongside the detached garage. Conveniently located just steps from Meadowlark Mall, youâ€™ll have access to transit, shopping, restaurants, and everyday essentials. Lynnwood School, Lynnwood Park, and the Misericordia Hospital are all nearby, with quick access to Whitemud Drive for an easy commute. This is the perfect blend of comfort, space, and location!

Built in 1959

## Essential Information

MLS® # E4447697

Price \$569,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,351
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15705 86 Avenue
Area	Edmonton
Subdivision	Lynnwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4C5

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Days on Market 54

Zoning Zone 22

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Listing information last updated on September 3rd, 2025 at 3:17pm MDT